

POLICY # 07-001
TENNESSEE REAL ESTATE COMMISSION
Established April 5, 2007

THE REINSTATEMENT OF AN EXPIRED LICENSE

Please note that Tenn. Code Ann. § 62-13-319 (Reinstatement after failure to pay renewal or retirement fee) requires any broker, affiliate broker, time-share salesperson or acquisition agent who has failed to meet all requirements for license renewal within sixty (60) days of license expiration to reapply for licensure; however, reinstatement of licensure is within the discretion of the Real Estate Commission. As authorized by Tenn. Code Ann. § 62-13-319, the Real Estate Commission creates this policy for those individuals desiring reinstatement as an option to reapplication. All individuals who have exceeded the sixty (60) day reinstatement period and who would like to forgo the following conditions may reexamine for licensure and reapply.

Policy Requirements for Reinstatement

Expired License Due To Health Issues or Medical Problems –

If you failed to renew your license because of personal health issues or family health issues, provide a doctor's statement attesting to the illness and the length of time that you were involved in the illness. The doctor's statement must be signed by the doctor. Additionally, submit a brief typed statement explaining the lapse and attesting to the accuracy and truthfulness of the explanation provided. This personal statement must be signed by the person seeking license reinstatement. Do not submit medical records or any other information you do not intend to become public record. Renewal fees must be paid but late penalty fees will not be assessed.

If a License Reinstatement Request is due to any of the following deficiencies:

Continuing Education – Failed to obtain sixteen (16) hours within your renewal period

Errors & Omissions Insurance – Failed to maintain or provide proof of coverage

Renewal Fees – Failed to pay renewal fee on or before license expiration date.

You must do all of the following:

- 1.) Account for (make-up) all deficiencies - Fees, E&O and Continuing Education;
- 2.) Pay a penalty fee of \$50 **per month, per deficiency** during the first four (4) months following your license expiration date (One month is 30 days.);
- 3.) Beginning with the fifth (5th) month following your license expiration date reinstatement fees will increase to \$100 **per month, per deficiency**; OR
- 4.) If a license expired more than 12 months ago? You must appear before the Commission.*

(Monthly fees are cumulative until deficiencies are met and all penalties are paid. Penalty fees will begin accruing the next day after your license expiration date and will be assessed at the above monthly rate every 30 days thereafter.)

Additionally, please note that all person's seeking reinstatement must agree to attend, within six (6) months of TREC's receipt of payment (and issuance of the reinstated license) a Tennessee Real Estate Commission meeting, therein obtaining eight (8) hours of continuing education. Register on-line for this course at www.state.tn.us/commerce/boards/trec

***If your license has been expired for more than twelve (12) months, your must retest and reapply for the license OR you must personally appear before the Tennessee Real Estate Commission and request license reinstatement. Appeals for reinstatement must first be in writing to TREC requesting a time-slot on the Commission's meeting agenda. Affiliate Brokers and Brokers requesting reinstatement must appear with their Principal Broker. You will be notified by TREC staff of a time and date to appear.**

Charles Haynes, Chairman
Tennessee Real Estate Commission

Date Adopted